



Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

**PLANNING AND ZONING MEETING
TUESDAY, JUNE 2, 2026
SAN JUAN MEMORIAL LIBRARY
1010 S. STANDARD AVENUE
SAN JUAN, TX 78589
6:00 P.M.**

Special Called Meeting

1. Call to Order
2. Approval of Minutes – May 14, 2026 Regular Meeting.
3. Public Hearings

- | | |
|----------------------------|--|
| 3.1 Conditional Use Permit | For the Sale of Alcoholic Beverages (<i>BQ – Wine and Malt Beverage Retailer's Off-Premise</i>)
M & M Chill Spot Drive-Thru
301 S. Cesar Chavez Road
Lot 1, M & M Subdivision
Applicant: MAR & MR 1994, LLC |
| 3.2 Conditional Use Permit | For the Sale of Alcoholic Beverages (<i>BQ – Wine and Malt Beverage Retailer's Off-Premise</i>)
Dollar General Store #25987
2703 N. Veterans Boulevard
Lot 1, DG Veterans Subdivision
Applicant: Dolgencorp of Texas, Inc. |
| 3.3 Rezoning Request | From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
Location: 307 E. 11 th Street
Legal: Lot 2 & 3, Block 1, Gossage Block Subdivision
Applicant: Elias Jair Gutierrez |

4. Subdivisions

4.1 Final Plat Approval

Villas de Angelina Subdivision
14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision
Location: the property is located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road
Developer: OC Development, LTD.
Engineer: Quintanilla, Headley & Associates, Inc.
Water: Military Water Supply Corporation
Sewer: City of San Juan

5. Next Meeting: TBD

6. Adjournment

Witness my hand this 27th day of May, 2026.



Brenda Escalante, City Secretary

CERTIFICATE

I certify that the notice of meeting was posted on the bulletin board of San Juan City Hall located at 512 S. Nebraska Avenue, San Juan, Texas on this 27th day of May, 2026 at 5:00pm



Brenda Escalante, City Secretary